

**WILLIAMSBURG
ARCHITECTURAL REVIEW BOARD MINUTES
Tuesday, May 9, 2006**

CALL TO ORDER AND ATTENDANCE

The regular semimonthly Architectural Review Board meeting was held on Tuesday, May 9, 2006, at 6:30 p.m. in the third Floor Conference Room of the Municipal Building.

Chairman Spence called the meeting to order. Present in addition to Mr. Spence were Board members Messrs. Edwards, Lane, Hertzler and Klee. Board member Quarles was absent. Staff members present were Zoning Administrator Murphy and Secretary Scott.

Consent Agenda

Chairman Spence explained the consent agenda procedure to the audience stating that if an application is in full compliance with the ***Design Review Guidelines***, it is placed on the consent agenda. If no member of the Board has any question regarding the application and concurs that it is in full compliance with the *Guidelines*, the audience is asked if they are present to discuss any case on the Consent Agenda. If there is no one in the audience present to discuss any item on the Consent Agenda, those applications are approved as submitted and the applicants are then free to leave the meeting.

Applications on tonight's Consent Agenda:

ARB #06-050 Ripley's Believe It or Not/1735 Richmond Road – Exterior Change (shutter & colors)

SIGN #06-022 Creative Nails/159 Monticello Avenue – Building Mounted Sign

Mr. Lane asked if the shutters on *Ripley's* are operable or only made to look operable. Mrs. Murphy responded that they are made to look operable.

There being no additional question or comment from the Board or the audience about the Consent Agenda cases, Mr. Spence moved that they be approved. Mr. Hertzler seconded the motion which carried by roll call vote of 5-0.

Recorded vote on the motion:

Aye:	Edwards, Lane, Spence, Hertzler, Klee
Nay:	None
Absent:	Quarles

ARCHITECTURAL PRESERVATION DISTRICT

ARB #06-049 Colonial Penniman, LLC/Penniman Road & Page Street – New Timeshare Buildings. Tabled.

Tom Tingle, Guernsey Tingle Architects, was present representing the owner in his application for redevelopment of the site for a timeshare resort. The proposed resort includes seven timeshare condominium buildings, a clubhouse/pool facility, welcome center, registration/check-out building and maintenance building. Mr. Tingle noted that the application tonight is for the timeshare condominium buildings and the remaining buildings will be submitted for approval at a later date. The timeshare condominium buildings are four stores high with sloped roofs, and vary from 32 units to 88 units per building. Using different shades of the proposed colors was explored to break the massing of the buildings.

Mr. Hertzler, Planning Commission representative on the Board, stated that this project will be massive and the Board will be missing a huge opportunity if this proposal isn't very carefully reviewed. He said he likes the proposed building design, but having seven of the same design may appear too homogeneous; he'd like to see more variations in design.

Regarding the demolition rather than renovation of the old plumbing supply building, Mr. Tingle said the renovation option had been investigated and found to be too extensive with, among other obstacles, the presence of asbestos and lead-based paint.

Discussion continued:

- Not critical that the building appears to have evolved over time
- Massive project for Williamsburg, big responsibility
- More or less complies with *Design Review Guidelines* except for the compatibility issue; sheer size of buildings not in character
- Like basic approach but would like to see some other options; Consider tonight's review conceptual

Chairman Spence opened the public hearing.

Kyra Cook, 315 Penniman Road, expressed concern about the proposed 15 foot, four story buildings in her backyard.

There being no additional comment the public hearing was closed.

Mr. Spence moved to table the proposal with the understanding that Mr. Tingle will return with alternative options.

Mr. Klee seconded the motion which carried by roll call vote of 5-0.

Recorded vote on the motion:

Aye:	Edwards, Lane, Spence, Hertzler, Klee
Nay:	None
Absent:	Quarles

ARB #06-051 Colonial Investors Inc. /745 Scotland Street – Demolition single-family dwelling and Construct New single-family dwelling. Tabled.

Olin Waldon, Olin Arcronics, and one of the owners, Oscar Blayton, were present to respond to comments or questions. Mr. Blayton presented justification for the request for demolition of the house built in about 1926. He noted he was born in the Braxton Court neighborhood, 116 Braxton Court, and hates to see this dwelling demolished. However, the age and condition of the house warrant demolition rather than renovation, and in fact he fears the structure could not withstand the substantial renovation required. The house has been rented to students for the last 30 years which has contributed to its decline.

Although both demolition and construction are on the agenda tonight, Chairman Spence said the Board needs to have adequate time to discuss the demolition of this structure which is eligible to be on the National Register prior to new construction discussion. He added that several members of the Board have visited the site and observed the exterior. Mr. Blayton responded that it looks like a structural report would be helpful and if the Board would like, he will return with the document.

Discussion included:

- This house presents a good case for repair and restoration; it could be a nicely refurbished house because the repairs are mostly cosmetic. Not in favor of demolition. Mr. Blayton responded that he would like to build a new house on the site and sell it, and in its current condition it's difficult to market.
- There may very well be good siding under the aluminum
- The Braxton Court Rehabilitation project underway has received funding due in part to the neighborhood's eligibility for the National Register, and it would be irresponsible to allow demolition without first determining the dwelling's structural condition.
- It was suggested the owner could sell the house "as is" and let the buyer make the necessary changes, although a large number of changes may compromise its National Register eligibility status.
- Mr. Blayton stated that if it's possible to add on to the existing structure, the current owner may give greater consideration to rehabilitation.
- Return to the Board with some concepts, keeping the basic integrity of the historic nature of the house.

- The importance of historic preservation is one of the issues emphasized in the Comprehensive Plan as well as the need for more owner-occupancy. The owner of this property should feel ashamed for the lack of care given the property.

Mr. Spence moved that the case be tabled and the applicant return to the Board with a structural report.

Mr. Edwards seconded the motion which carried by roll call vote of 5-0.

Recorded vote on the motion:

Aye:	Edwards, Lane, Spence, Hertzler, Klee
Nay:	None
Absent:	Quarles

CORRIDOR PROTECTION DISTRICT

ARB #06-046 Verizon/G-Square Inc. /2229 Richmond Road – Virginia Power pole relocation and generator building. Approved with Conditions.

Jennifer Rosen, Hirschler Fleischer, representing the owner, Gilbert Granger, G-Square, Inc., stated this is an application to relocate the existing Virginia Power pole in the middle of the parking lot 60 feet farther from Richmond Road. To co-locate on the tower, the tower height must be increased by ten feet. The applicant has applied for a special use permit to relocate the pole and to increase the height of the pole. An aggregate finish generator pad is proposed at the rear of the building enclosed by a pressure-treated wooden fence. Ms. Rosen stated the relocation will allow better cellular coverage for Verizon customers. Mrs. Murphy noted the proposed relocation will need to go before both the Planning Commission and the City Council for approval as well as the approval from the ARB.

Mr. Spence moved that the relocation of the power pole and the addition of a generator be approved with the condition that the generator be enclosed completely with a fence and that the fence be stained to match the building.

Mr. Hertzler seconded the motion which carried by roll call vote of 5-0.

Recorded vote on the motion:

Aye:	Edwards, Lane, Spence, Hertzler, Klee
Nay:	None
Absent:	Quarles

ARB #06-048 Holiday Inn Patriot/3032 Richmond Road – Exterior Change (remove mansard roof). Tabled.

There was no representative present from Holiday Inn Patriot. Mr. Spence moved that the proposal be tabled. Mr. Hertzler seconded the motion which carried by roll call vote of 5-0.

Recorded vote on the motion:

Aye:	Edwards, Lane, Spence, Hertzler, Klee
Nay:	None
Absent:	Quarles

CONCEPTUAL REVIEW

ARB #06-047 Payne/308 South Boundary Street - Addition and exterior changes to single-family dwelling

Jeff Barra, Toano Design, Inc., owner, Virginia Payne and Ms. Payne's friend were present to respond to Board comments and suggestions. The proposal is for a large two story addition and major upgrades to the existing dwelling. The proposed addition is to be larger than the existing home. The house was built in approximately 1932 with an addition in the '70's.

The following three options are proposed for the addition to the dwelling:

- Construct the addition the same distance from the side property line as the existing dwelling which is 18 inches. This will require a fire-rated wall with limited openings on this side of the dwelling. This option will also require a special exception being granted by the Board of Zoning Appeals.
- Construct the addition five feet from the side property line which would meet building code requirements for rating and would provide a better floor plan. This option would also require a special exception being granted by the Board of Zoning Appeals.
- Construct the addition 7.5 feet from the side property line thereby eliminating the requirement of the Board of Zoning Appeals approval.

Discussion included:

- How can this substantial addition successfully look like it belongs?
- Difficult to support tripling or even quadrupling the size of the house
- Need to see more information and development of plans

Mr. Barra thanked the Board members for their comments and guidance and will return with more advanced plans.

OTHER

Minutes for April 25, 2006

The minutes for the April 25, 2006 meeting were approved viva voce as submitted.

There being no further business, the meeting adjourned at 8:50 p.m.

Donna Dee Scott
Secretary